



FRONT ELEVATION
All bricks, render and tiles to Local Authority Planning Approval.
Brick cills, soldier courses and segmental brick arches.



REAR ELEVATION

ELEVATION LEGEND	
	Air Brick
	Background Ventilation Air Brick
	Wall extract fan
	Boiler flue
	Ceiling extract fan grill position
	Ceiling Extract Fan Roof Terminal

NOTES:

This Drawing to be read in conjunction with Standard details and construction specification, structural and consulting engineers drawings and details.

Refer to development engineer's and specialist calculations and details for design of Ground floor construction.

Refer to development engineer's calculations and details for design, size and depth of foundations and for positions of all expansion joints.

Proprietary precast floors are to be laid in accordance with manufacturers design details. Manufacturers and suppliers of beam and block floors to have relevant BBA certificate.

Refer to development engineer's soil report, calculations and details.

Rising main water supply to be installed and insulated in accordance with NHBC Technical Standards and relevant Statutory Water Authority by-laws.

All service entry positions to be checked and confirmed by relevant service company prior to commencement of installation.

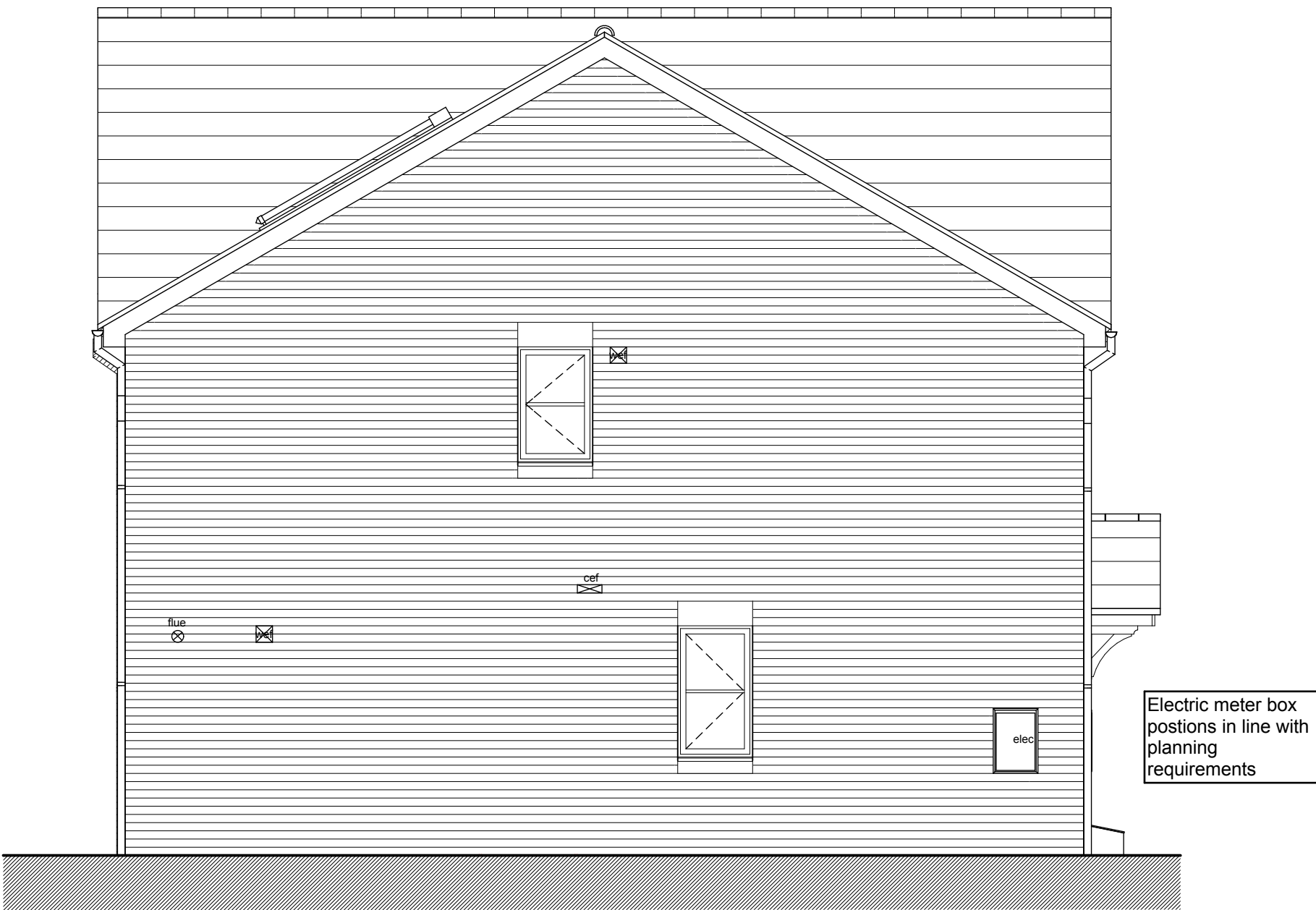
Below ground drainage to be in accordance with BS8000 - 14: 1989 & BS8301 (H1).

Above ground drainage to be in accordance with BS8000 - 13: 1989 & BS5572 (H1).

A minimum 250mm void is required beneath the underside of the ground floor. Void depth varies due to soil shrinkage potential - check N.H.B.C. 5.2 D10. All voids beneath the floor shall be ventilated at a rate of not less than 1500mm² per metre of external wall or 500mm² per m² of floor area, whichever is the greater with 215 x 65mm UV stabilised polypropylene air bricks. Ventilators spaced at 3 metres apart maximum in external walls. Ventilation openings shall be provided on at least two sides to provide cross ventilation. Airbricks to be connected to cranked telescopic ventilation ducts.



SIDE ELEVATION



SIDE ELEVATION

PRELIMINARY



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Project:	A development at Flaxmill Lane Pinchbeck, Lincolnshire
Client:	Westleigh Developments Ltd
Sheet title:	Plots 13 & 14 - Elevations
Ref:	7847/ 027A
Scale:	1:50 @ A1
Date:	11/12/13
Drawn:	KW
Checked:	JR

- Flood Resilience and Resistance Building Construction Measures to be incorporated -
- floor levels to be raised to minimum level (refer to report)
 - watertight external door construction to minimum 300mm above floor level, letter box no lower than mid height
 - fill any voids in the floor to prevent any build up of storm water
 - ensure that all sockets will be served by wiring from first floor loops
 - ensure that plasterboard on new internal walls is places horizontally to limit refitting costs
 - non-permeable areas outside the dwelling to be kept to a minimum